

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE **MAY 14 1999**

LEASE NO **GS-06P-99037**

THIS LEASE, made and entered into this date by and between

Space Center Kansas City Inc.
a Minnesota Corporation
whose address is 1500 W. Geospace Drive
Independence, MO 64056

and whose interest in the property hereinafter described is that of **Owner**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

200,000 rentable square feet of office & related space, located in a build to suit underground building to be located at the Space Center Summit underground, 150 Space Center Loop, Lee's Summit, Missouri, 64064, and one hundred and fifty (150) inside parking spaces and one hundred and seventy seven (177) inside or outside parking spaces for a total of three hundred and twenty seven (327) parking spaces as indicated on the attached "Exhibit A", one page, "Exhibit B", one page, which are attached and hereby made a part of this Lease. The Government shall have the right of ingress to and egress from the premises at all times.

to be used for **Office, storage and related purposes.**

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **September 1, 1999** through **August 31, 2019**

....., subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$.....
See Paragraph 10, Sheet 2A

at the rate of \$..... per..... in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Space Center Kansas City, Inc., 1500 W. Geospace Drive, Independence, MO 64056

In whole or part effective on or after midnight August 31, 2009

4. The Government may terminate this lease at any time by giving at least **120** days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

~~5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:~~

~~"This paragraph is deleted in its entirety."~~

~~provided notice be given in writing to the Lessor at least days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
6. All building services, supplies, utilities (except electricity, water and sewage) and equipment; heating and air-conditioning equipment; window washing; hot and cold water; chilled drinking water; toilet supplies; janitorial services and supplies; initial and replacement lamps, tubes, and starters, fuses and ballasts; and any and all other services, supplies, equipment and modifications as more specifically set forth in the following documents which are attached hereto and hereby made a part of the Lease.

- A. SFO-Summary Section: Paragraph 1.1 - 1.3, 1.6, 1.8, 1.9, and 1.12 through 1.13.
- B. SFO-Miscellaneous Section: Paragraphs 2.2 - 2.6, and 2.8 - 2.17
- C. SFO-General Architectural Section: Paragraphs 3.1 through 3.10
- D. SFO-Architectural Finishes Section: Paragraphs 4.1 through 4.17
- E. SFO-Mechanical, Electrical, Plumbing Section: 5.1 through 5.21.
- F. SFO-Services, Utilities, Maintenance Section: Paragraphs 6.1 through 6.15.
- G. SFO-Safety and Environmental Management Section: Paragraph 7.1 through 7.11.
- H. Volume 3 - Specific Technical Requirements dated March 22, 1999, 312 pages .
- I. Addendum 01 dated March 26, 1999.
- J. Exhibit A, 1 page
- K. Exhibit B, 1 page

7. The following are attached and made a part hereof:

~~The General Provisions and Instructions (Standard Form 2-A, _____ edition)~~

7. See Sheet 2A

8. The following changes were made in this lease prior to its execution:

8. See Sheet 2 A

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

Space Center Kansas City Inc.

[Redacted]

Vice President

(Signature)

(Signature)

[Redacted]

Vice President

(Signature)

1500 W. Geospace Dr. Independence

(Address)

MO 64103

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION

Realty Services Division

BY

(Signature)

[Redacted]

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LESSOR

Space Center Kansas City Inc.

BY

IN PRE



VICE PRESIDENT

(Signature)

(Signature)

Vice President

(Signature)

1500 W. GeoSpace Dr. Independence

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION
Realty Services Division

BY

(Signature)

